

Doc. No. 4678

MEMORANDUM

NOVEMBER 7, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH M. NETTER, ASSISTANT DIRECTOR FOR LAND USE
AND ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 26 zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Categories</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Residential conversions	6	1	1	
Major new housing or rehabilitation	3	1		
Residential (building expansions, subdivisions, etc.)	8	1		
Parking; gas stations; repair garages; auto uses	1	1	1	
Industrial; chemical storage				
Institutional				
Commercial; office; business			1	
Hotels; restaurants	1			
Signs				

We recommend approval of six residential conversions:

- Z-7994: 8 Conrad Street, Dorchester. Legalize three-family dwelling.
- Z-8027: 41 Rosewood Street, Mattapan. Convert two-family to three-family dwelling.
- Z-8042: 410-412 Harrison Avenue. Conversion of commercial unit to residential occupancy.
- Z-8150: 50 & 54 Monadnock Street, Dorchester. Conversion to three and two apartments respectively.
- Z-8165: 720 Columbia Road, Dorchester. Convert one-family to two-family dwelling.
- Z-7995: 103 Rosseter Street, Dorchester. Conversion to one-family dwelling and six lodges.

ZONM/II/1031851

We recommend approval of three new housing rehabilitation referrals:

- Z-8035: 63 Washington Street, Charlestown. Four unit condominium structure.
- Z-8053-8062: 9-15 Seymour Street and 17-27 Hilburn Place, Roslindale. Ten attached one-family dwellings.
- Z-8153: 380 Talbot Avenue, Dorchester. Former Dorchester Girls High and Latin Academy, rehabilitated for 58 subsidized apartments.

We recommend approval of eight residential building expansion subdivision referrals:

- Z-7979: 102-104 Litchfield Street, Brighton. Rear addition to two-family dwelling.
- Z-7996: 41 Bonair Street, West Roxbury. Playroom addition to one-family dwelling.
- Z-7991: 17 Franklin Street, Charlestown. Dormer addition to one-family dwelling.
- Z-7980: 20 Winchester Street, Boston. Conversion to one-family dwelling and accessory office.
- Z-8032: 14 Cordis Street, Charlestown. Expansion of kitchen.
- Z-8033: 184-186 Orange Street, Roslindale. Family room addition to two-family dwelling.
- Z-8036: 7 Ledgewood Road, West Roxbury. Replacement of dilapidated vestibule.
- Z-8152: 168 Gove Street, East Boston. Carport addition.

We recommend approval of one gas station referral:

- Z-8125: 3055 Washington Street, Jamaica Plain. Rehabilitate self service gas station.

We recommend approval of one restaurant referral:

- Z-8030: 301 Warren Street, Roxbury. Kentucky Fried Chicken restaurant in Washington Park Mall.

We recommend denial of four referrals:

- Z-7984-8220: 306-308 Bremen Street, East Boston. Petitioner under court order not to use premises as rental agency.

- Z-8031: 4 Kingsboro Park, Jamaica Plain. Conversion to three-family dwelling inappropriate.
- Z-8038-
8041: 39-45 Haskell Street, Brighton. Petitioner must review plans with community.
- Z-8146: 267 Beacon Street, Boston. Garage eliminates existing limited open space.

We recommend denial without prejudice of three referrals:

- Z-7981: 30 Chester Street, Allston. Two-family dwelling inappropriate.
- Z-8037: 65 Green Street, Jamaica Plain. Warehouse expansion plans must be reviewed with community.
- Z-7840-
7841: 517 Tremont Street and 10-12 Warren Avenue, Boston. Authority must review and authorize petition.

BOARD OF APPEAL REFERRALS

November 7, 1985

	<u>Hearing</u>	
1. Z-7840-7841	11/12/85	Boston Center for the Arts 517-529 Tremont Street & 10-12 Warren Avenue, Boston
2. Z-7979	11/12/85	Timothy McHale 102-104 Litchfield Street Brighton
3. Z-7980	11/12/85	Stephen & Anna Dunwell 20 Winchester Street, Boston
4. Z-7981	11/12/85	Harry Pappas 30 Chester Street, Allston
5. Z-7984 & 8220	11/12/85	Gino DeAcetis 306-308 Bremen Street East Boston
6. Z-7991	11/12/85	Mark R. Smith 17 Franklin Street, Charlestown
7. Z-7994	11/12/85	Burton E. Crowley 8 Conrad Street, Dorchester
8. Z-7995	11/12/85	John Clekley 103 Rosseter Street, Dorchester
9. Z-7996	11/12/85	Richard & Ellen Gaeta 41 Bonair Street, West Roxbury
10. Z-8027	11/12/85	Dasie Fernandez 41 Rosewood Street, Mattapan
11. Z-8030	11/12/85	Washington Mall Associates 301 Warren Street, Roxbury
12. Z-8031	11/19/85	Peter W. Smith 4 Kingsboro Park, Jamaica Plain
13. Z-8032	11/19/85	Carol Bratley 14 Cordis Street, Charlestown
14. Z-8033	11/19/85	John & Betsy Doherty 184-186 Orange Steet Roslindale
15. Z-8035	11/19/85	Richard Donnelly 63 Washington Street, Charlestown
16. Z-8036	11/19/85	Harriet Michelson 7 Ledgewood Road, West Roxbury
17. Z-8037	11/19/85	Ricardo Austrich 65 Green Street, Jamaica Plain
18. Z-8038-8041	11/19/85	Antonio P. Arena 39-45 Haskell Street, Brighton
19. Z-8042	11/19/85	William Chu 410-412 Harrison Avenue, Boston

BOARD OF APPEAL REFERRALS

November 7, 1984

Hearing

20.	Z-8053-8062	11/19/85	Prime Realty Development, Inc. 9-15 Seymour Street & 17-27 Hilburn Place, Roslindale
21.	Z-8125	11/12/85	Silvio Avellino 3055 Washington Street Jamaica Plain
22.	Z-8146	11/12/85	267 Limited Partnership 267 Beacon Street, Boston
23.	Z-8150-8151	11/19/85	Dorchester Bay Economic Development Corporation 50-54 Monadnock Street, Dorchester
24.	Z-8152	11/12/85	Lorenzo Giangregorio 168 Gove Street, East Boston
25.	Z-8153	11/19/85	Latin Academy Associates 380 Talbot Avenue, Dorchester
26.	Z-8165	11/19/85	Russell J. Vasseur 720 Columbia Road, dorchester

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SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 11/12/85 Z-7840-7841
Boston Center for the Arts
517-529 Tremont Street &
10-12 Warren Avenue
Boston

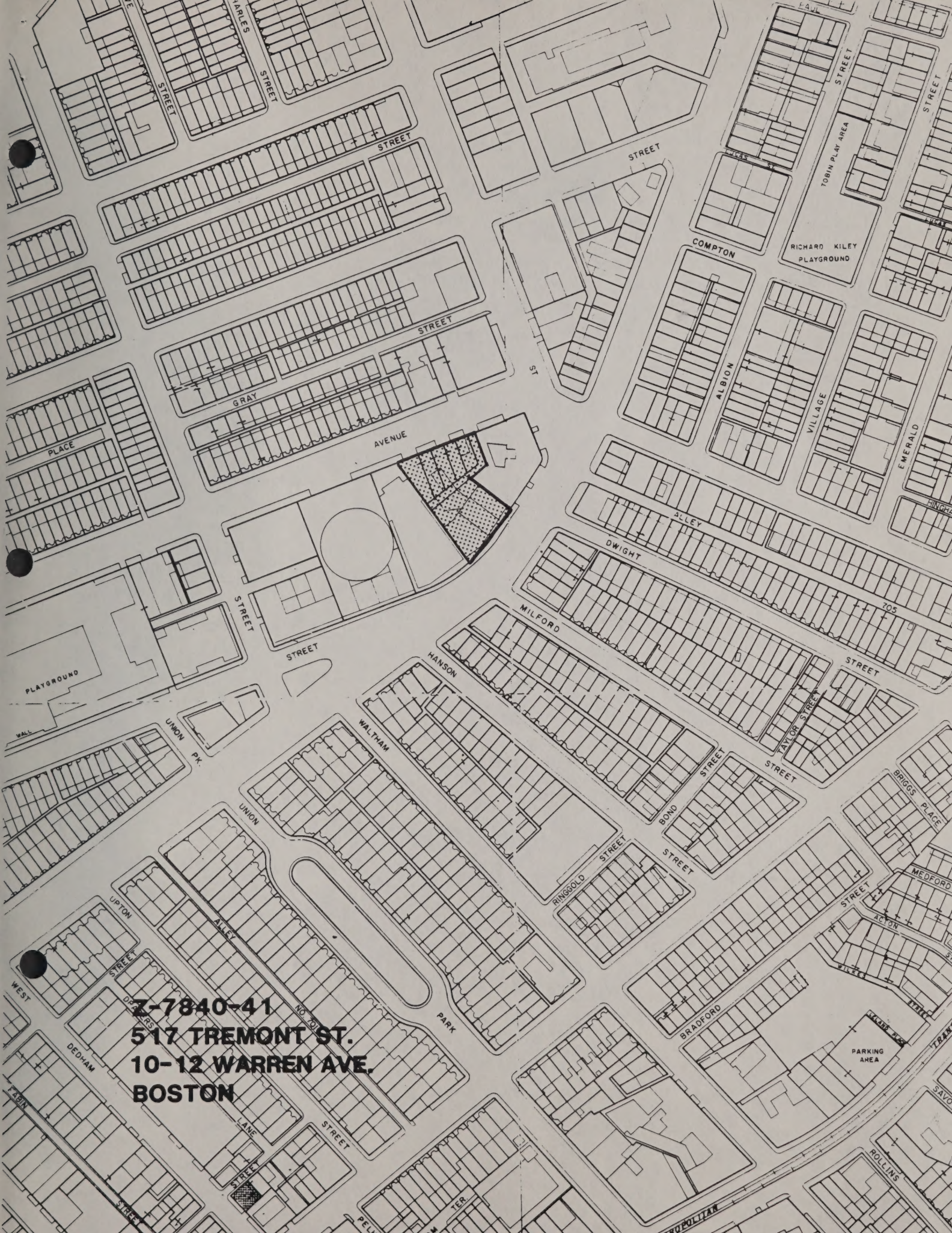
Site: Vacant land

District(s): General business (B-4)

Purpose: Combine lots for open-air parking for fee--76
cars.

Violation(s): Parking lot is conditional use.

VOTED: In reference to petition Z-7840-7841, Boston Center for the Arts, 517-529 Tremont Street & 10-12 Warren Avenue, Boston, for two conditional uses to combine lots for open-air parking for fee--76 cars in a general business (B-4) district, the Boston Redevelopment Authority recommends denial without prejudice. Boston Redevelopment Authority owns this land which is leased to the Boston Center for the Arts. Petitioner must first submit proposal to the Authority for review and subsequent authorization to file petition for hearing before Board of Appeal.



Z-7840-41
517 TREMONT ST.
10-12 WARREN AVE.
BOSTON

Board of Appeal Referrals

11/7/85

Hearing: 11/12/85 Z-7979
Timothy McHale
102-104 Litchfield Street
Brighton

Site: 2½-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect one-story addition to two-family dwelling.

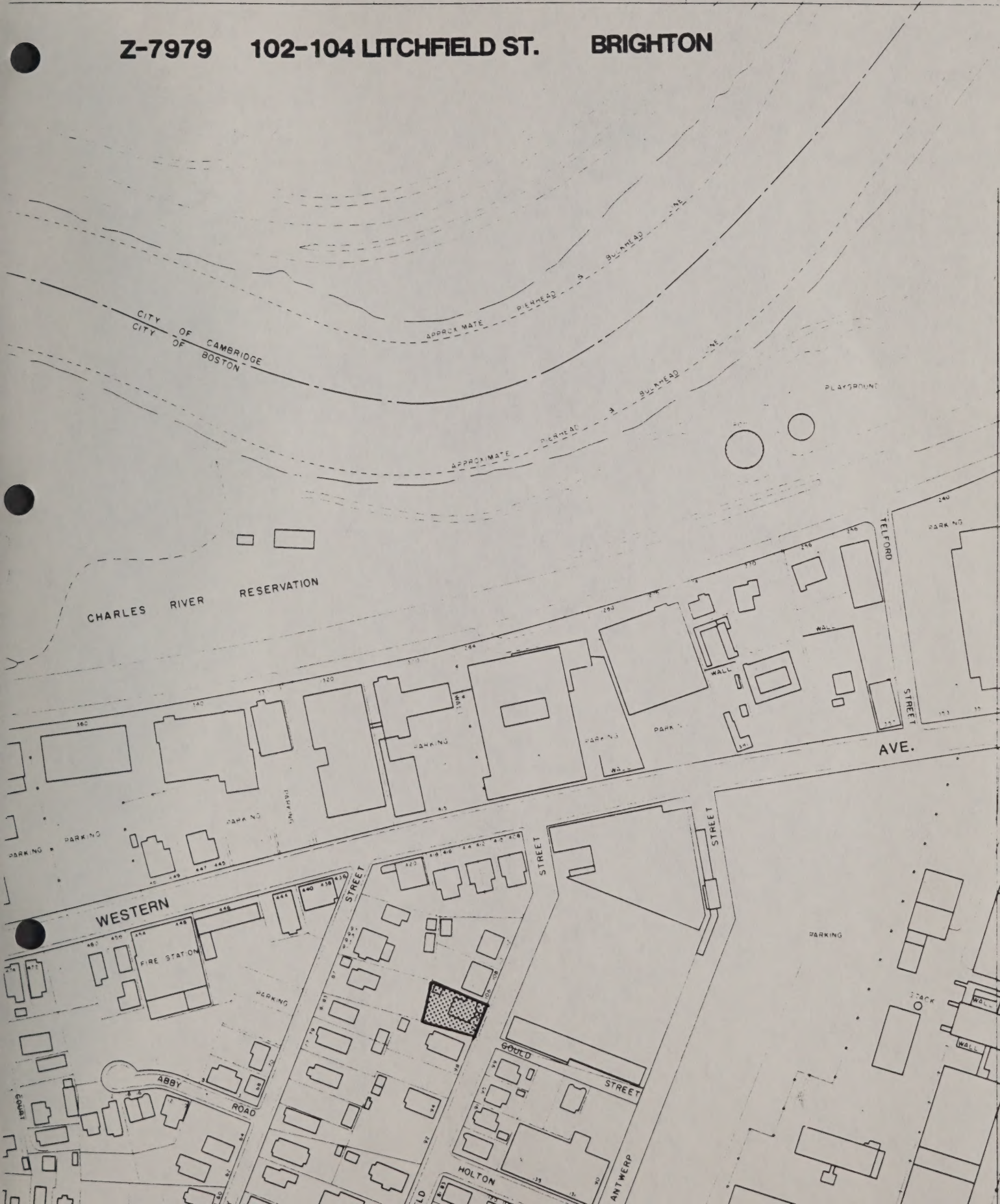
Violation(s): Insufficient rear yard.

VOTED: in reference to petition Z-7979, Timothy McHale, 102-104 Litchfield Street, Brighton, for variance to erect one-story addition to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. First-floor rear addition to small four-room apartment for young expanding family. Adequate rear yard (20 feet) remains.

Z-7979

102-104 LITCHFIELD ST.

BRIGHTON



Board of Appeal Referrals

11/7/85

Hearing: 11/12/85 Z-7980
Stephen & Anna Dunwell
20 Winchester Street
Boston

Site: 2½-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from office and storage to one-family dwelling and accessory office; erect one-story addition.

Violation(s): Restricted roof structure district.
Excessive floor area ratio.
Insufficient open space, rear yard, and setback of parapet.

VOTED: In reference to petition Z-7980, Stephen & Anna Dunwell, 20 Winchester Street, Boston, for conditional use and four variances for change of occupancy from office and storage to one-family dwelling and accessory office and erect one-story addition on roof of structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval and that specific design features of penthouse addition are consistent with Bay Village Historic District guidelines. Proposed occupancy is compatible with surrounding uses and with Bay Village Neighborhood Association goals to reinforce residential character of the district. Predominant building height in area is forty feet; proposed height of thirty feet conforms with new Authority design guidelines.



Z-7980 20 WINCHESTER ST. BOSTON

Board of Appeal Referrals

11/7/85

4

Hearing: 11/12/85 Z-7981
Harry Pappas
30 Chester Street
Allston

Site: 4,993 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Off-street parking not allowed within required front yard, nor within five feet of side lot line.

Insufficient lot area and rear yard.

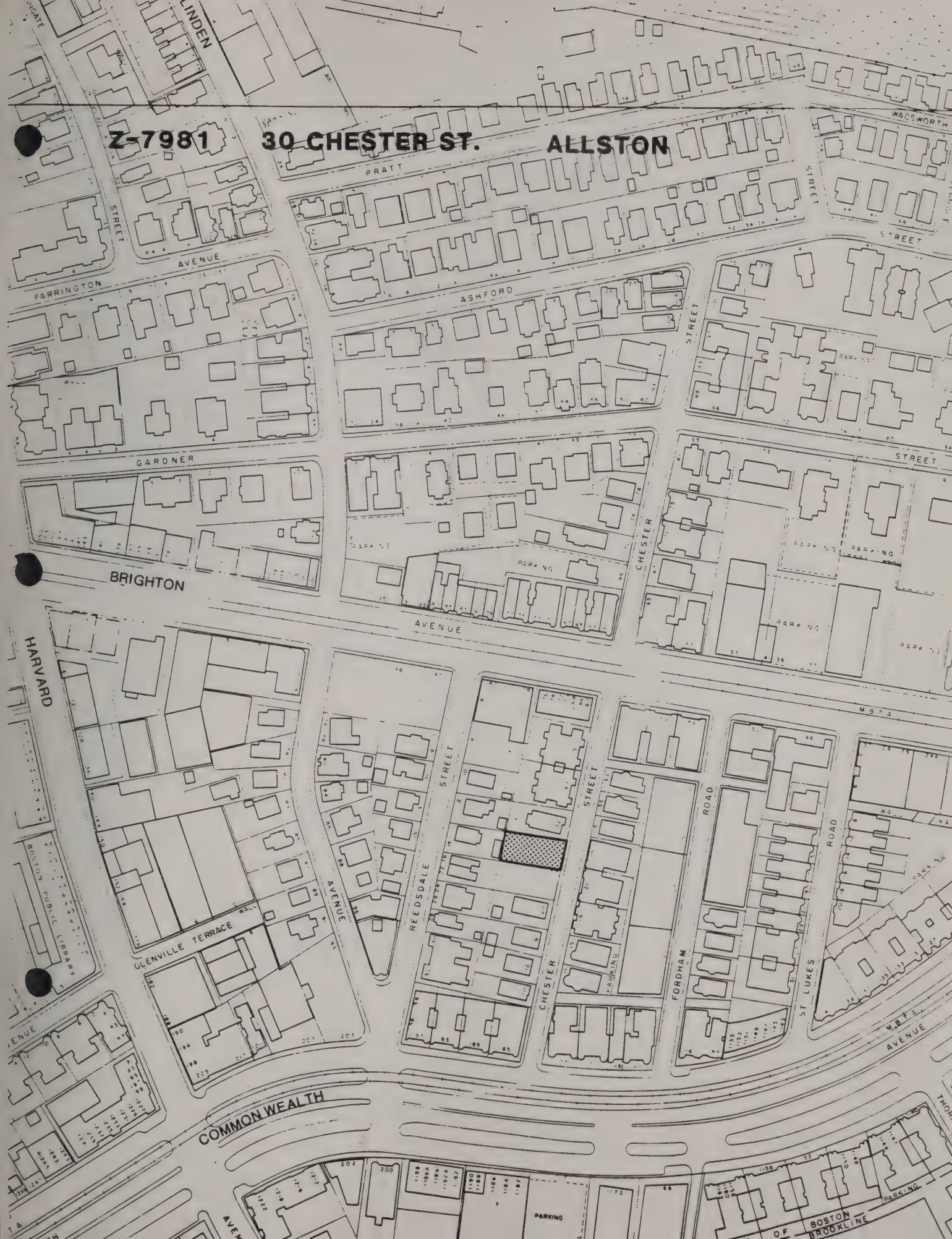
Excessive floor area ratio.

VOTED: In reference to petition Z-7981, Harry Pappas, 30 Chester Street, Allston, for five variances to erect a two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Existing extreme density in South Allston area makes construction of two-family residence inappropriate. One-family dwelling would be more acceptable for site and could serve housing needs of petitioner who intends to owner occupy.

Z-7981

30 CHESTER ST.

ALLSTON



Board of Appeal Referrals

11/7/85

5

Hearing: 11/12/85 Z-7984 & 8220
Gino DeAcetis
306-308 Bremen Street
East Boston

Site: Two-story structure

District(s): Manufacturing (M-1)

Purpose: Combine lots and occupancy: repair shop garage,
car wash, car rental agency--39 rental and leased
vehicles.

Violation(s): Rental agency, storing, servicing and or washing
rental and leased motor vehicles is conditional
use.

In reference to petition Z-7984 & 8220, Gino DeAcetis, 306-308 Bremen Street, East Boston, for two conditional uses to combine lots and occupancy: repair shop garage, car wash, car rental agency--39 rental and leased vehicles in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. Petitioner is currently under a Housing Court order to refrain from using 306 Bremen Street as a rental agency. Recent similar appeals have initiated a traffic study in East Boston; this study will continue through January. Authority has received six responses adamantly opposing proposed use.



Z-7984

308 BREMEN ST.

EAST BOSTON

Board of Appeal Referrals

11/7/85

Hearing: 11/12/85 Z-7991
Mark R. Smith
17 Franklin Street
Charlestown

Site: 2½-story structure

District(s): Apartment (H-1)

Purpose: Erect dormer addition to one-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient rear yard.

VOTED: In reference to petition Z-7991, Mark R. Smith, 17 Franklin Street, Charlestown, for two variances to erect dormer addition to one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Dormer addition over second floor will provide needed family space. However, neighbors have advised Authority that construction work is being performed at night and is disruptive. Work must cease until proper permit is received and then performed only during daylight hours.



Z-7991

17 FRANKLIN ST.

CHARLESTOWN

Board of Appeal Referrals

11/7/85

Hearing: 11/12/85 Z-7994
Burton E. Crowley
8 Conrad Street
Dorchester

Site: 2½-story dwelling

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

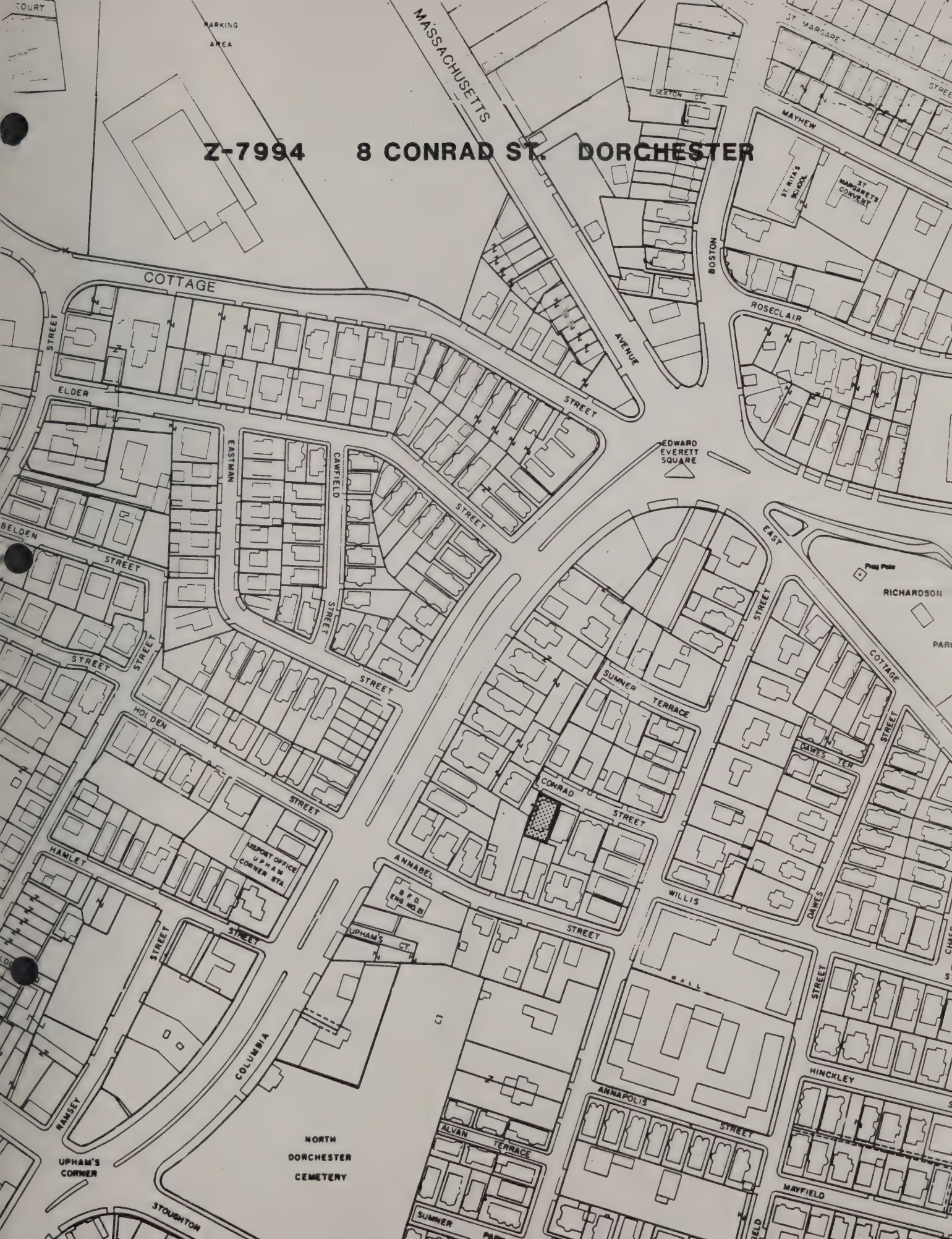
Insufficient lot area and open space.

VOTED: In reference to petition Z-7994, Burton E. Crowley, 8 Conrad Street, Dorchester, for forbidden use and two variances to legalize occupancy as three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Petition will legalize existing condition of more than twenty years.

Z-7994

8 CONRAD ST.

DORCHESTER



Board of Appeal Referrals

11/7/85

Hearing: 11/12/85 Z-7995
John Clekley
103 Rosseter Street
Dorchester

Site: 2½-story dwelling

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one-family dwelling to one-family dwelling and six lodgers.

Violation(s): Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-7995, John Clekley, 103 Rosseter Street, Dorchester, for two variances for change of occupancy from one-family dwelling to one-family dwelling and six lodgers in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that property be maintained, clapboards repaired, windows installed, and building painted; that plans be submitted to the Authority for design review approval. Appellant's proposal to offer accommodations to low- and moderate-income lodgers who do not own cars is desirable, appropriate and beneficial to the community. Single response to the Authority was favorable.



Z-7995

103 ROSSETER ST

DORCHESTER

Board of Appeal Referrals

11/7/85

Hearing: 11/12/85

Z-7996
Richard & Ellen Gaeta
41 Bonair Street
West Roxbury

Site: 1½-story structure

District(s): Single-family

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-7996, Richard & Ellen Gaeta, 41 Bonair Street, West Roxbury, for two variances to erect a one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. First-floor rear playroom addition. Side yard violation existing. Rear yard deficiency is minimal--eight feet.



2-7996

41 BONAIR ST.

WEST ROXBURY

Board of Appeal Referrals

11/7/85

10

Hearing: 11/12/85 Z-8027
Dasie Fernandez
41 Rosewood Street
Mattapan

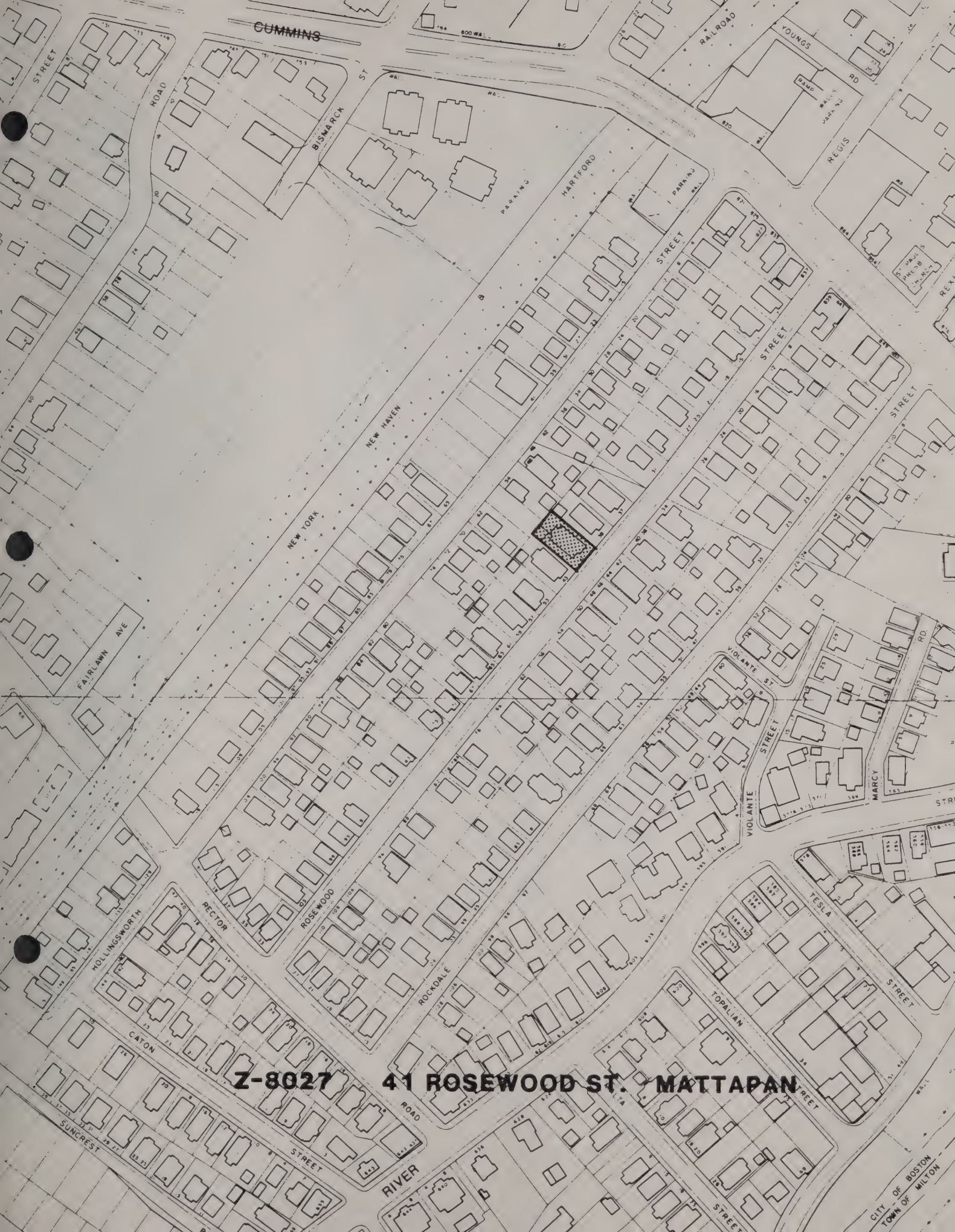
Site: Two-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area, open space and front yard.

VOTED: In reference to petition Z-8027, Dasie Fernandez, 41 Rosewood Street, Mattapan, for forbidden use and three variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. Proposal compatible with mixed two- and three-family residential neighborhood. Residents have expressed support to Authority.



Z-8027

41 ROSEWOOD ST. MATTAPAN

CITY OF BOSTON
TOWN OF MILTON

Board of Appeal Referrals

11/7/85

Hearing: 11/12/85 Z-8030
Washington Mall Associates
301 Warren Street
Roxbury

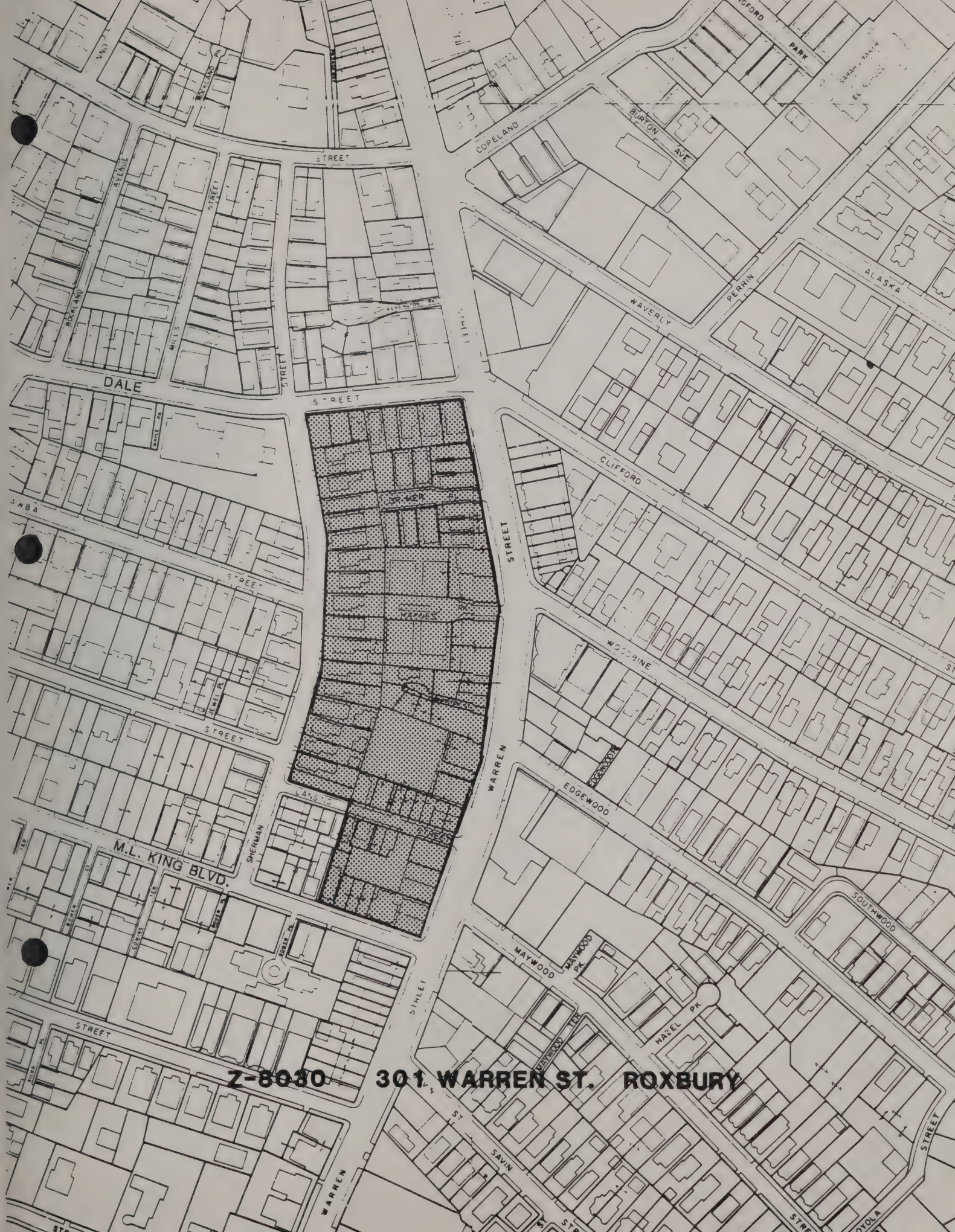
Site: Washington Park Shopping Mall

District(s): General business (B-1)

Purpose: Erect one-story drive-in restaurant structure.

Violation(s): Drive-in restaurant, take-out restaurant, dumpster and signage are conditional uses.

VOTED: In reference to petition Z-8030, Washington Mall Associates, 301 Warren Street, Roxbury, for four conditional uses to erect one-story take-out, drive-in restaurant structure in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans inclusive of landscaping, dumpster site and screening, be submitted to the Authority for design review approval; that signage plans be submitted to the Authority for comprehensive sign design review and approval. Kentucky Fried Chicken restaurant with drive-thru window is compatible with adjacent mall structure.



Z-8030

301 WARREN ST. ROXBURY

Board of Appeal Referrals

11/7/85

Hearing: 11/19/85 Z-8031
Peter W. Smith
4 Kingsboro Park
Jamaica Plain

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, width, frontage, open space, front and rear yards.

Excessive building height.

VOTED: In reference to petition Z-8031, Peter W. Smith, 4 Kingsboro Park, Jamaica Plain, for forbidden use and seven variances for change of occupancy from one- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposed conversion is inappropriate and inconsistent with two-family Kingsboro Park. Extent of multiple violations precludes approval of undesirable three-family dwelling. Abutter has expressed adamant opposition.

Z-8031

4 KINGSBORO PARK JAMAICA PLAIN



Board of Appeal Referrals

11/7/85

Hearing: 11/19/85 Z-8032
Carol Bratley
14 Cordis Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Erect one-story addition to three-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient open space.

VOTED: In reference to petition Z-8032, Carol L. Bratley, 14 Cordis Street, Charlestown, for two variances to erect a one-story addition to a three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. First-floor rear kitchen expansion. Floor area ratio increase is minimal 1.73 to 1.74. Open space deficiency minimally reduced 302 to 294 square feet per unit.



Z-8032

14 CORDIS ST. CHARLESTOWN

Board of Appeal Referrals

11/7/85

Hearing: 11/19/85 Z-8033
John & Betsy Doherty
184-186 Orange Street
Roslindale

Site: Two-story structure

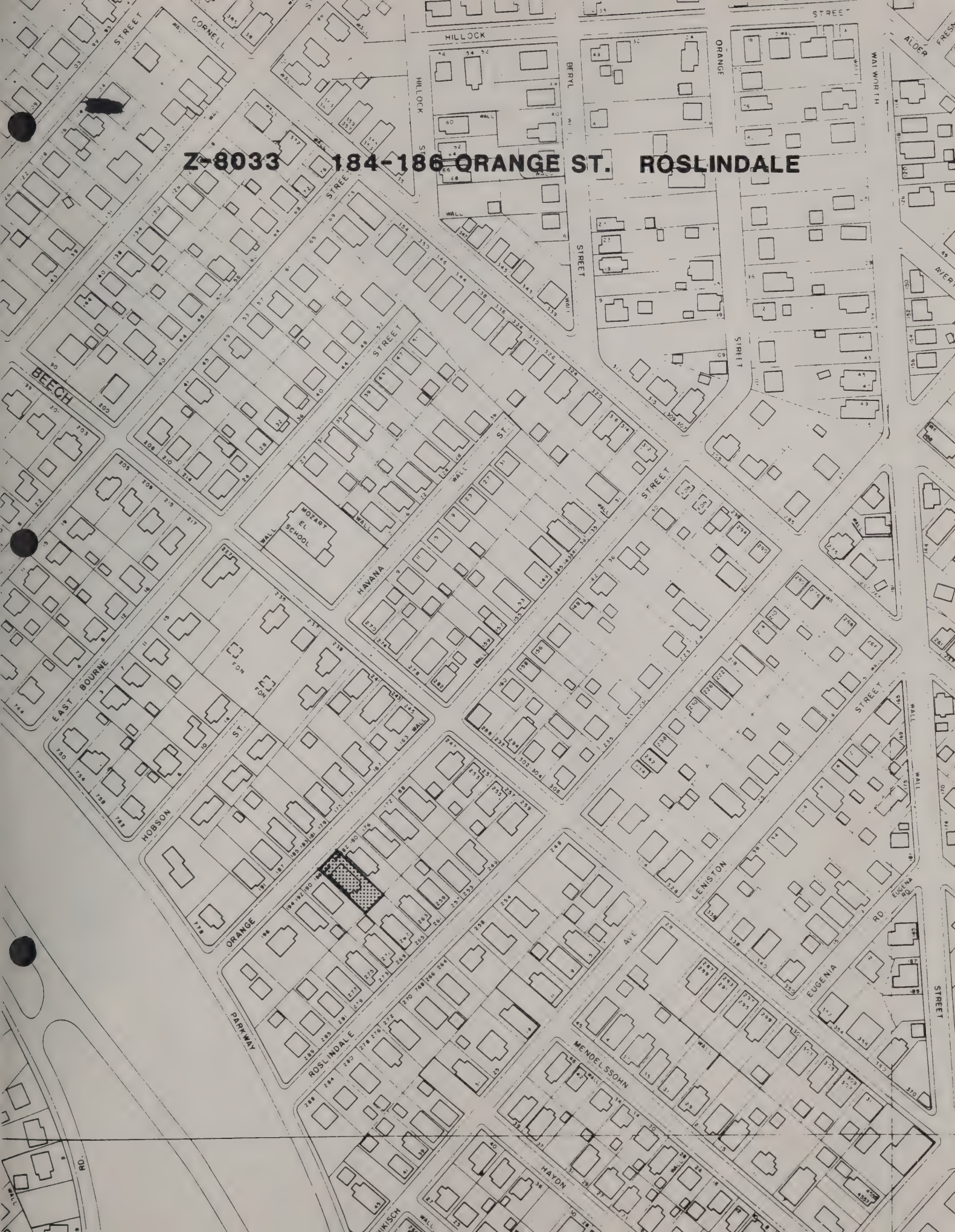
District(s): Residential, two-family (R-.5)

Purpose: Erect one-story addition to two-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-8033, John & Betsy Doherty, 184-186 Orange Street, Roslindale, for two variances to erect a one-story addition to a two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. Family-room addition in rear of second floor apartment. Side yard violation existing and technical. Adequate rear yard will remain. Abutter supports proposal.

Z-8033 184-186 ORANGE ST. ROSLINDALE



Board of Appeal Referrals

11/7/85

Hearing: 11/19/85 Z-8035
Richard Donnelly
63 Washington Street
Charlestown

Site: Approximately 4900 square feet of vacant land

District(s): Apartment (H-1)

Purpose: Erect 3½-story four-unit apartment structure.

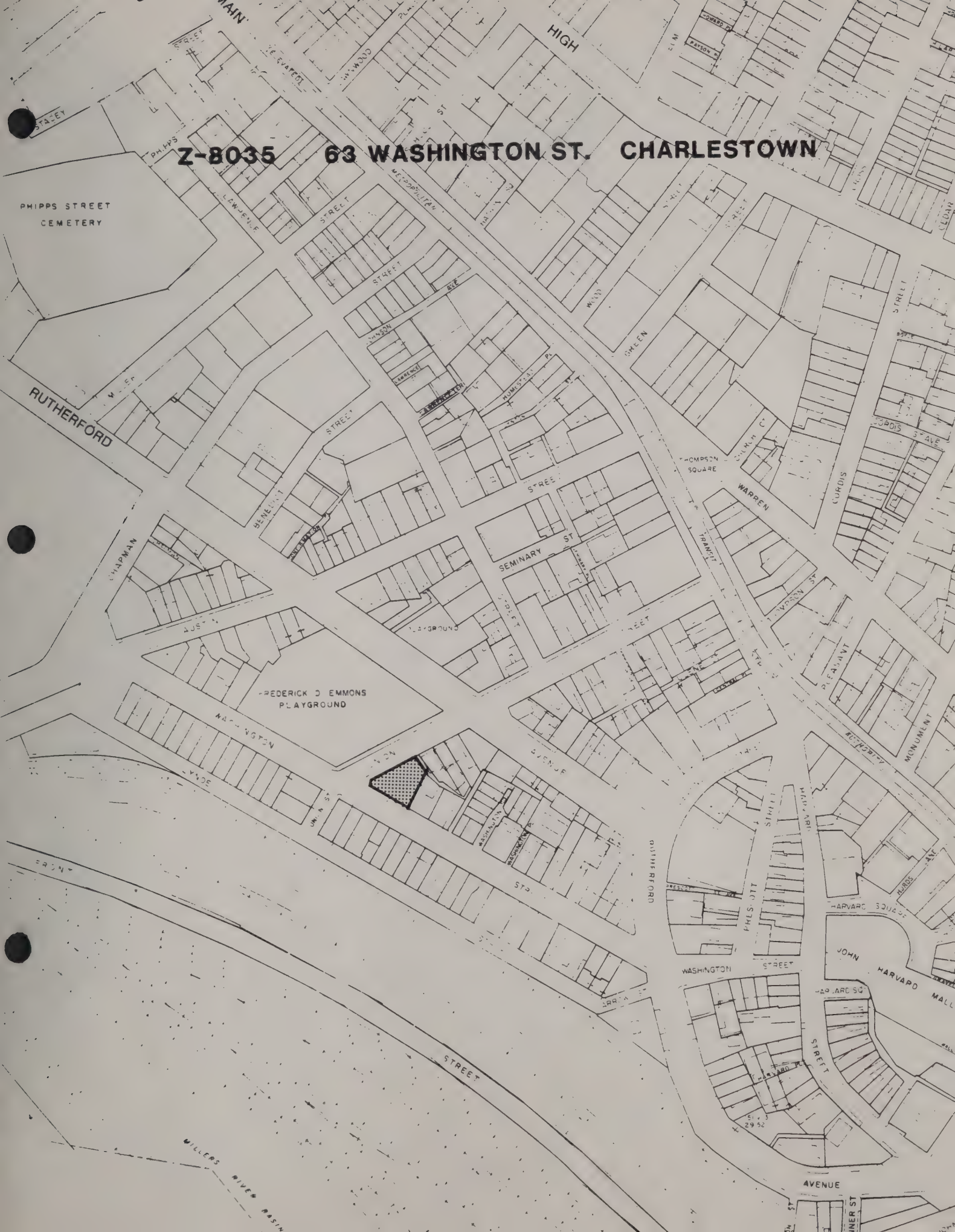
Violation(s): Insufficient lot area.
Excessive floor area ratio.

VOTED: In reference to petition Z-8035, Richard Donnelly, 63 Washington Street, Charlestown, for three variances to erect a 3½-story story four-unit apartment structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. Condominium units at intersection of Union Street are compatible with surrounding properties and the general residential character of Charlestown. Eight off-street parking spaces will be provided. No community response.

Z-8035

63 WASHINGTON ST.

CHARLESTOWN



Board of Appeal Referrals

11/7/85

Hearing: 11/19/85 Z-8036
Harriet Michelson
7 Ledge wood Road
West Roxbury

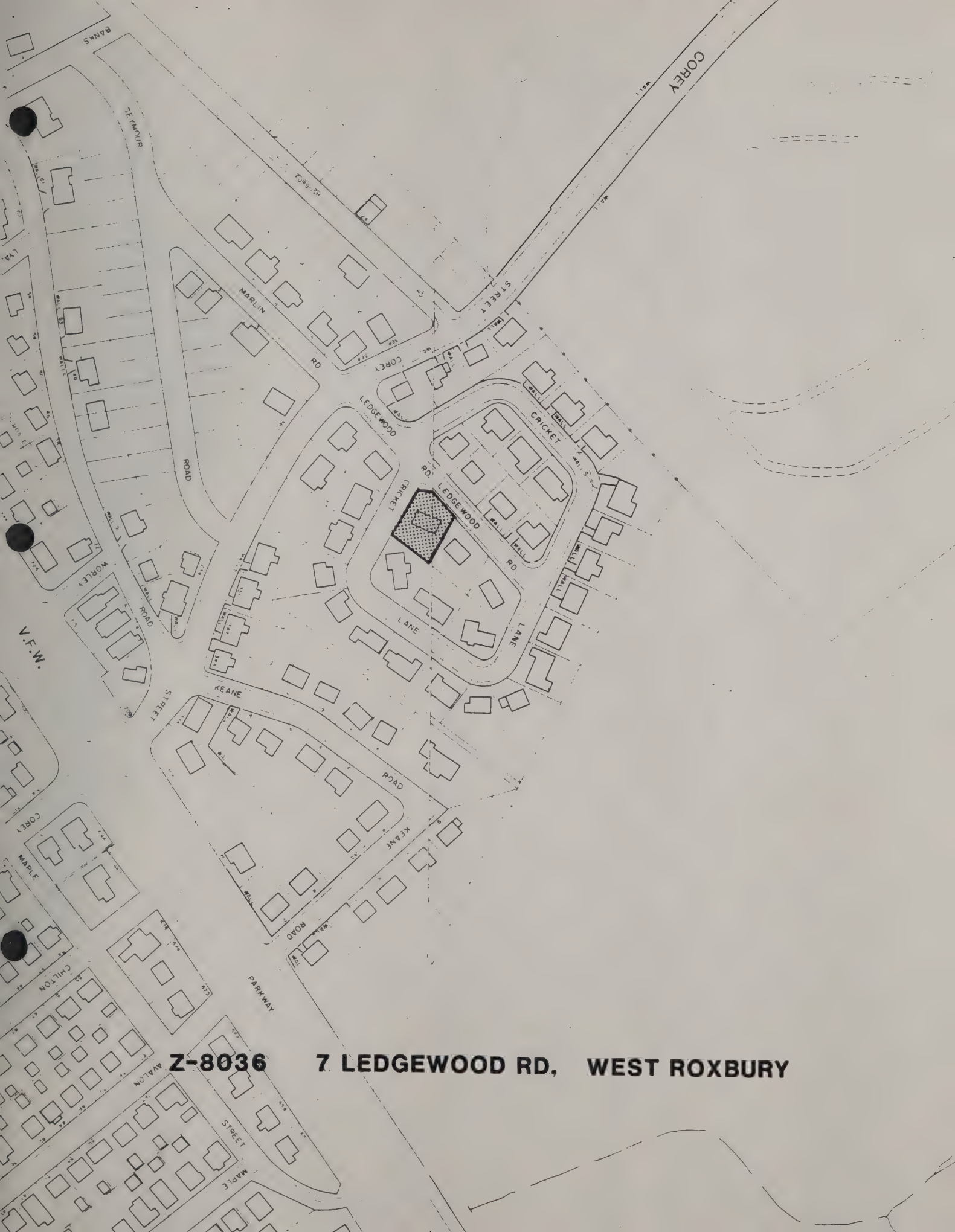
Site: 2½-story structure

District(s): Single-family

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-8036, Harriet Michelson, 7 Ledge wood Road, West Roxbury, for variance to erect one-story addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. Replacement of dilapidated vestibule, on right side of first floor. Yard violation minimal.



Z-8036

7 LEDGEWOOD RD, WEST ROXBURY

Board of Appeal Referrals

11/7/85

Hearing: 11/19/85 Z-8037
Ricardo Austrich
65 Green Street
Jamaica Plain

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from garage and warehouse to
repair garage and warehouse; erect one-story addition.

Violation(s): Repair garage is conditional use.
Warehouse is forbidden use.
Insufficient rear yard.

VOTED: In reference to petition Z-8037, Ricardo Austrich, 65 Green Street, Jamaica Plain, for conditional use, forbidden use and variance for change of occupancy from garage and warehouse to repair garage and warehouse and erect one-story addition at left side of structure in a local business (L-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant states conversion to repair garage was included inadvertently. In 1983, Authority supported change from repair garage to garage and warehouse of candy and bakery goods and Board of Appeal approved. Petitioner now proposes to expand operation by constructing a 50' x 50' addition. Plans must be reviewed with community and relate to impact on growing residential area, off-street parking, loading and Green Street traffic.

Z-8037

65 GREEN ST.

JAMAICA PLAIN



Board of Appeal Referrals

11/7/85

Hearing: 11/19/85 Z-8038-8041
Antonio P. Arena
39-45 Haskell Street
Brighton

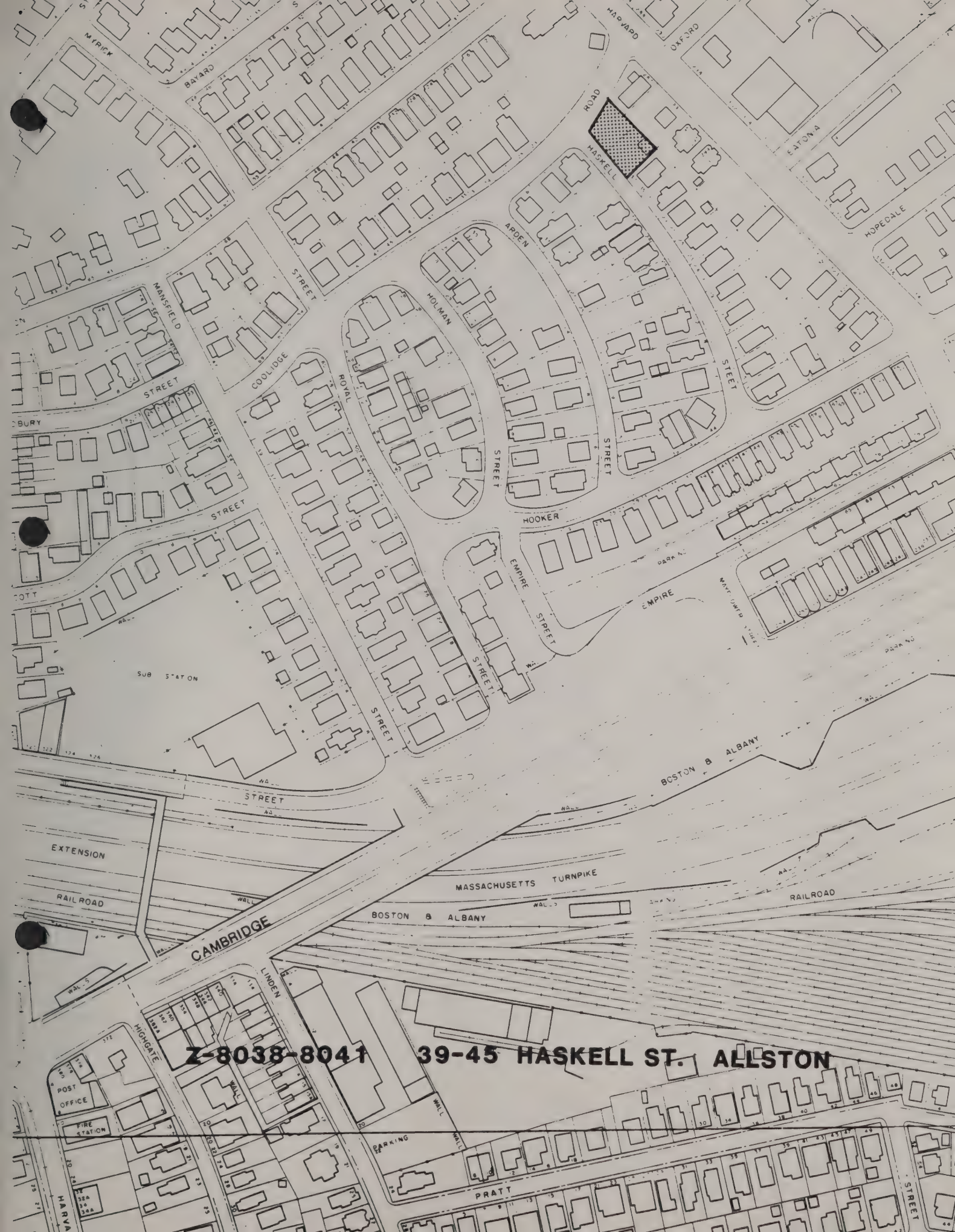
Site: 7,486 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect four one-family dwellings.

Violation(s): Insufficient lot area, front, side and rear yards.
Excessive floor area ratio.

VOTED: In reference to petition Z-8038-8041, Antonio P. Arena, 39-45 Haskell Street, Brighton, for twenty variances to erect four one-family dwellings in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposal is excessive, plans are inadequate and critical off-street parking spaces will be displaced. Petitioner must meet with community and address reduction of units, additional off-street parking and provide appropriate plans.



Z-8038-8041

39-45 HASKELL ST. ALLSTON

Board of Appeal Referrals

11/7/85

Hearing: 11/19/85 Z-8042
William Chu
410-412 Harrison Avenue
Boston

Site: Four-story structure

District(s): Manufacturing (M-2)

Purpose: Change occupancy from three to four apartments.

Violation(s): Dwelling converted for more families is conditional use.

VOTED: In reference to petition Z-8042, William Chu, 410-412 Harrison Avenue, Boston, for conditional use for change of occupancy from three to four apartments in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. Affordable rental housing is a needed commodity. Conversion of commercial unit to residential occupancy is consistent and compatible with mixed neighborhood.



Board of Appeal Referrals

11/7/85

Hearing: 11/19/85 Z-8053-8062
Prime Realty Development, Inc.
9-15 Seymour Street &
17-27 Hilburn Place
Roslindale

Site: 34,831 Square feet of land

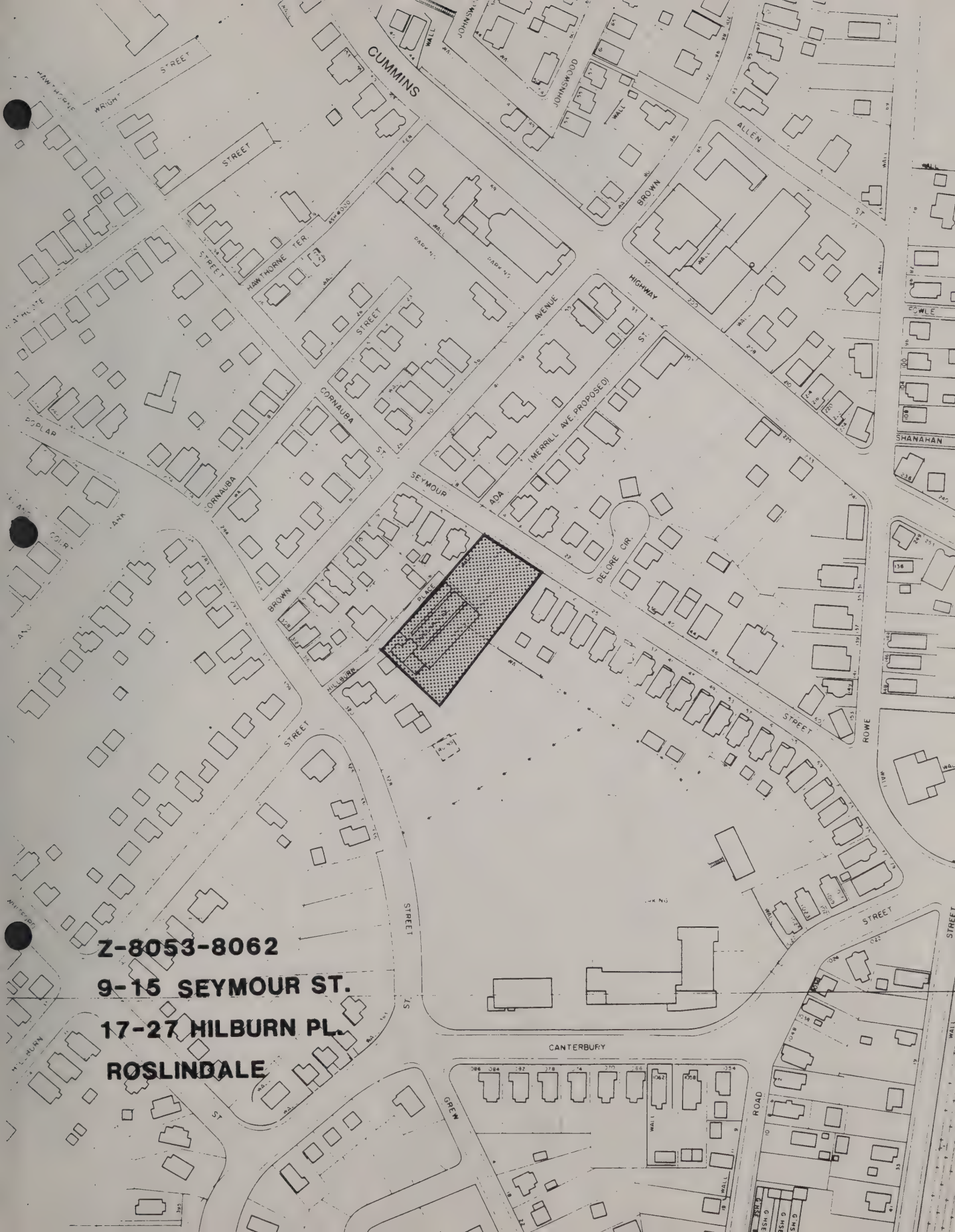
District(s): Residential, two-family (R-.5)

Purpose: Erect ten attached one-family row dwellings.

Violation(s): Multifamily dwelling is forbidden use.

Insufficient lot area, width, frontage, front,
side and rear yards.

VOTED: In reference to petition Z-8053-8062, Prime Realty Development, Inc., 9-15 Seymour Street & 17-27 Hilburn Place, Roslindale, for ten forbidden uses and forty-three variances to erect ten attached one-family row dwellings in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that plans with particular attention to configuration of buildings be submitted to the Authority for design review approval; that petitioner review development plans with community. Each of the two bedroom units will contain a basement garage. Development would improve property and is compatible with residential neighborhood.



Z-8053-8062

9-15 SEYMOUR ST.

17-27 HILBURN PL.

ROSLINDALE

Board of Appeal Referrals

11/7/85

Hearing: 11/12/85 Z-8125
Silvio Avellino
3055 Washington Street
Jamaica Plain

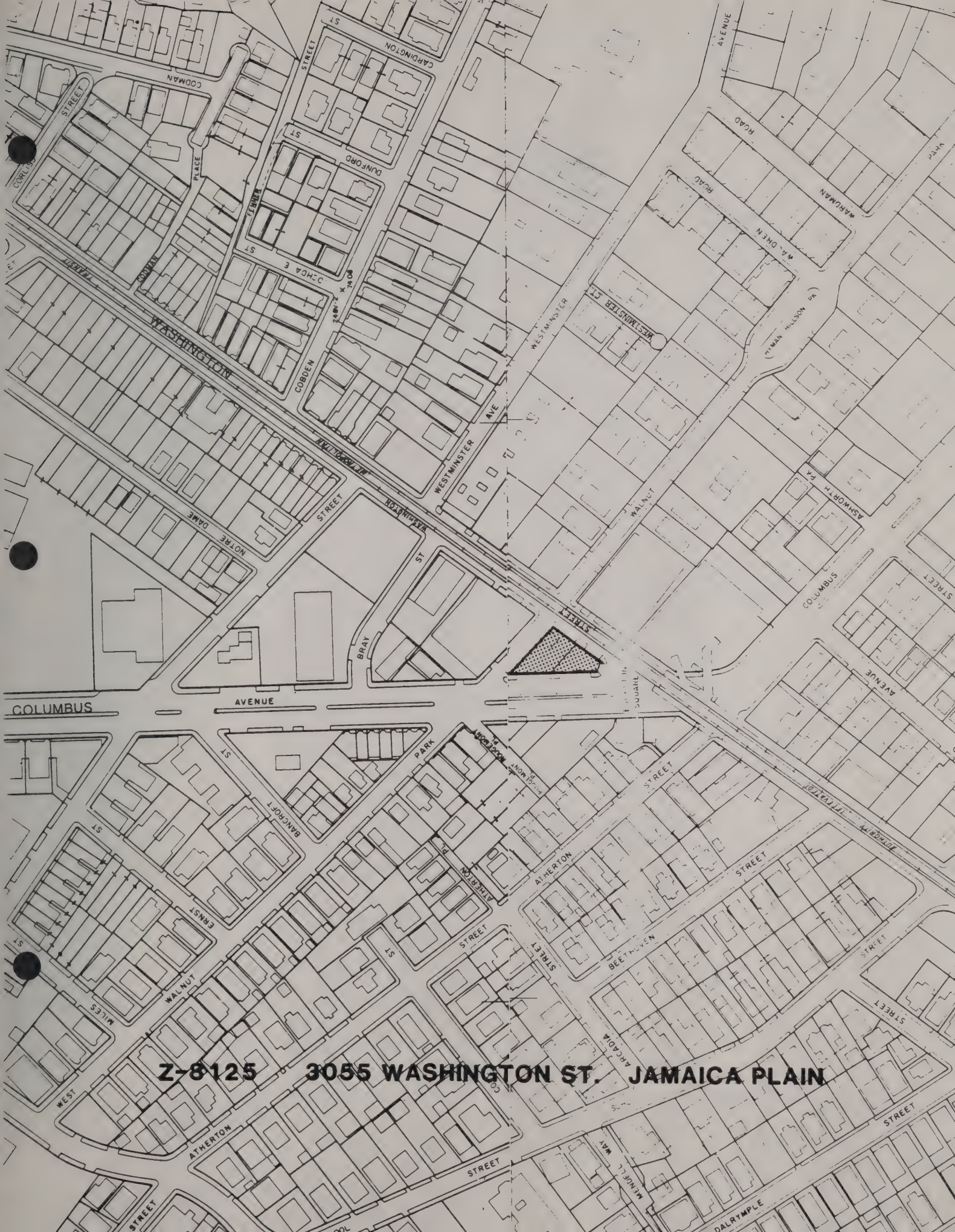
Site: Gas service station

District(s): General business (B-1)

Purpose: Erect canopy, kiosk and two pump islands for self-service gas station; increase gasoline storage capacity from 15,000 to 30,000 gallons.

Violation(s): Self-service gas station is conditional use.

VOTED: In reference to petition Z-8125, Silvio Avellino, 3055 Washington Street, Jamaica Plain, for conditional use to erect canopy, kiosk and two pump islands for self-service gas station and increase gasoline storage capacity from 15,000 to 30,000 gallons in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that facility comply with Board of Appeal guidelines for gas service stations; that plans with particular attention to landscaping and the West Walnut Street vehicular access be submitted to the Authority for design review approval; that daily operation terminate no later than midnight.



Z-8125

3055 WASHINGTON ST. JAMAICA PLAIN

Board of Appeal Referrals

11/7/85

Hearing: 11/12/85 Z-8146
267 Limited Partnership
267 Beacon Street
Boston

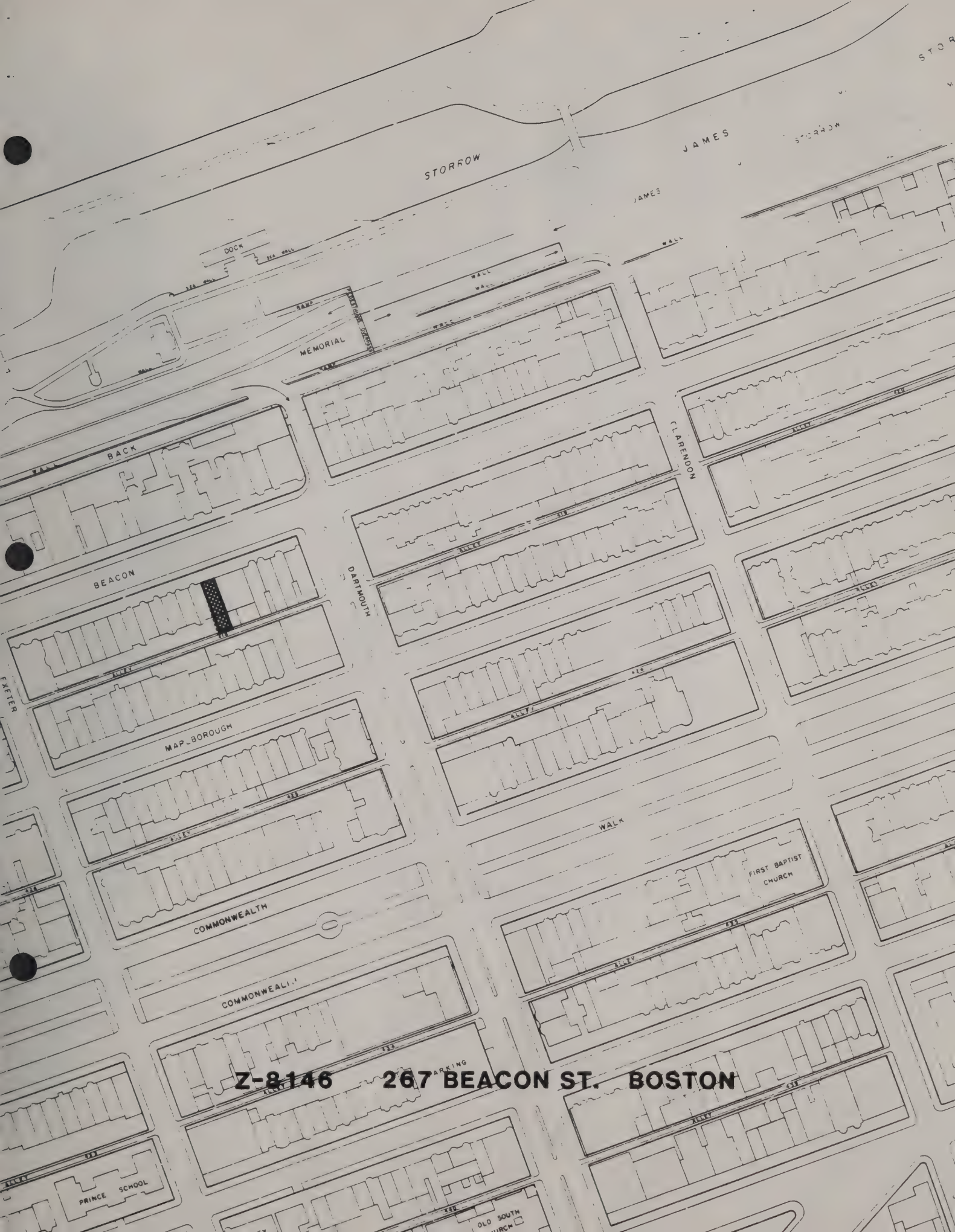
Site: Five-story structure

District(s): Apartment (H-3-65)

Purpose: Erect one-story garage structure.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-8146, 267 Limited Partnership, 267 Beacon Street, Boston, for variance to erect a one-story garage structure in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends denial. Garage eliminates existing limited open space, reduces vision from and light and air to lower floors of adjacent buildings and reduces vehicular visibility. Parking could be accommodated on the site without this structure.



Z-8146

267 BEACON ST. BOSTON

Board of Appeal Referrals

11/7/85

Hearing: 11/19/85 Z-8150-8151
Dorchester Bay Economic
Development Corporation
50-54 Monadnock Street
Dorchester

Site: Two three-story structures.

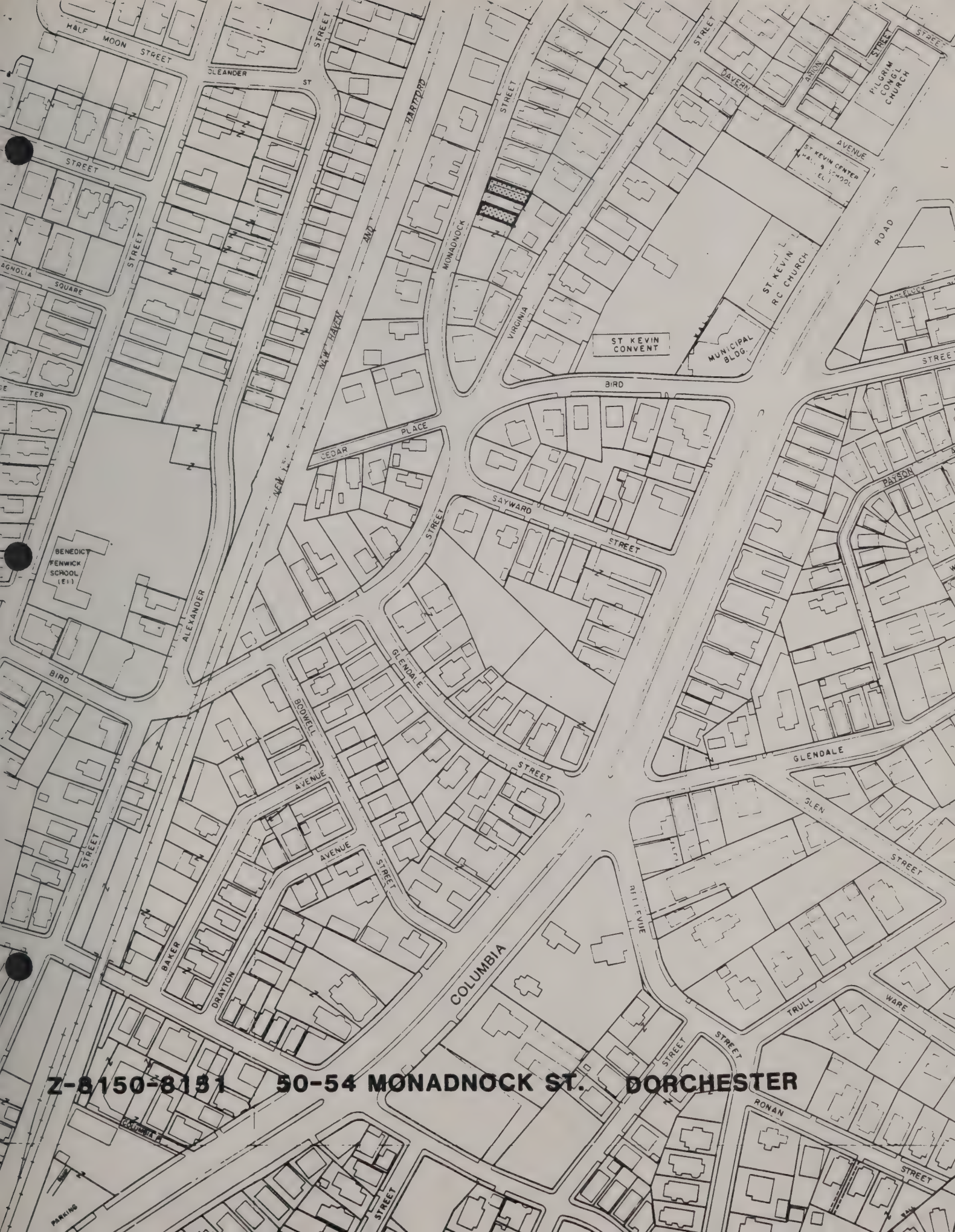
District(s): Apartment (H-1)

Purpose: Change occupancy from lodging house to three apartments;
change occupancy from one to two apartments.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-8150-8151, Dorchester
Bay Economic Development Corporation, 50-54 Monadnock
Street, Dorchester, for forbidden use and three
variances for change of occupancy from lodging
• house to three apartments and change occupancy
from one to two apartments in an apartment (H-1)
district, the Boston Redevelopment Authority recommends
approval provided plans are submitted to the Authority
for design review approval. Fire damaged and
vandalized structures will be substantially rehabilitated
by appellant, a nonprofit corporation, as condominium
units under the City of Boston Urban Homesteading
Program for first time home buyers.



Z-8150-8131 50-54 MONADNOCK ST. DORCHESTER

Board of Appeal Referrals

11/7/85

Hearing: 11/12/85 Z-8152
Lorenzo Giangregorio
168 Gove Street
East Boston

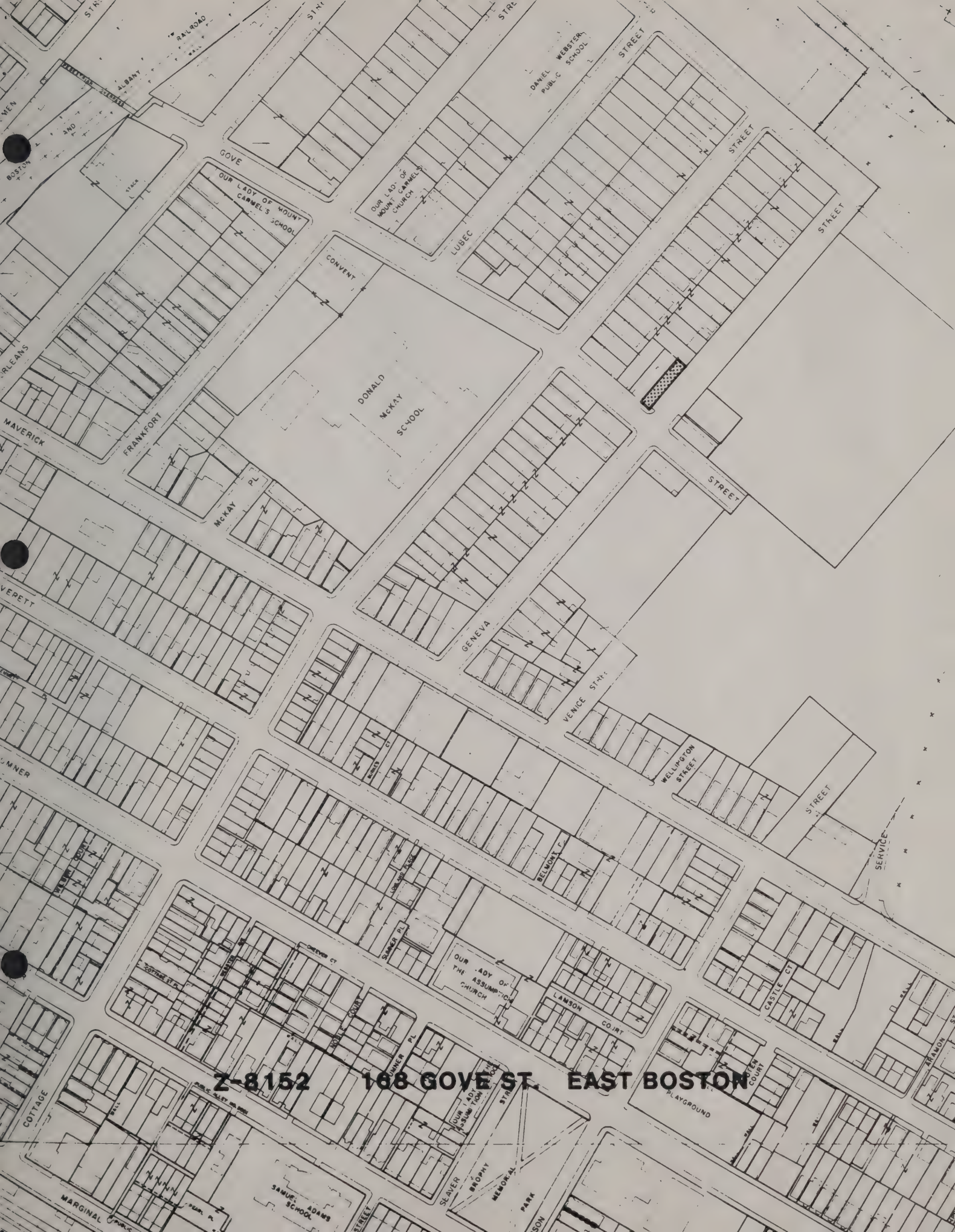
Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Erect carport.

Violation(s): Insufficient open space, front and rear yards.

VOTED: In reference to petition Z-8152, Lorenzo Giangregorio, 168 Gove Street, East Boston, for four variances to erect carport in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review approval. Provision of two off-street parking spaces.



Z-8152

168 GOVE ST.

EAST BOSTON

Board of Appeal Referrals

11/7/85

Hearing: 11/19/85 Z-8153
Latin Academy Associates
380 Talbot Avenue
Dorchester

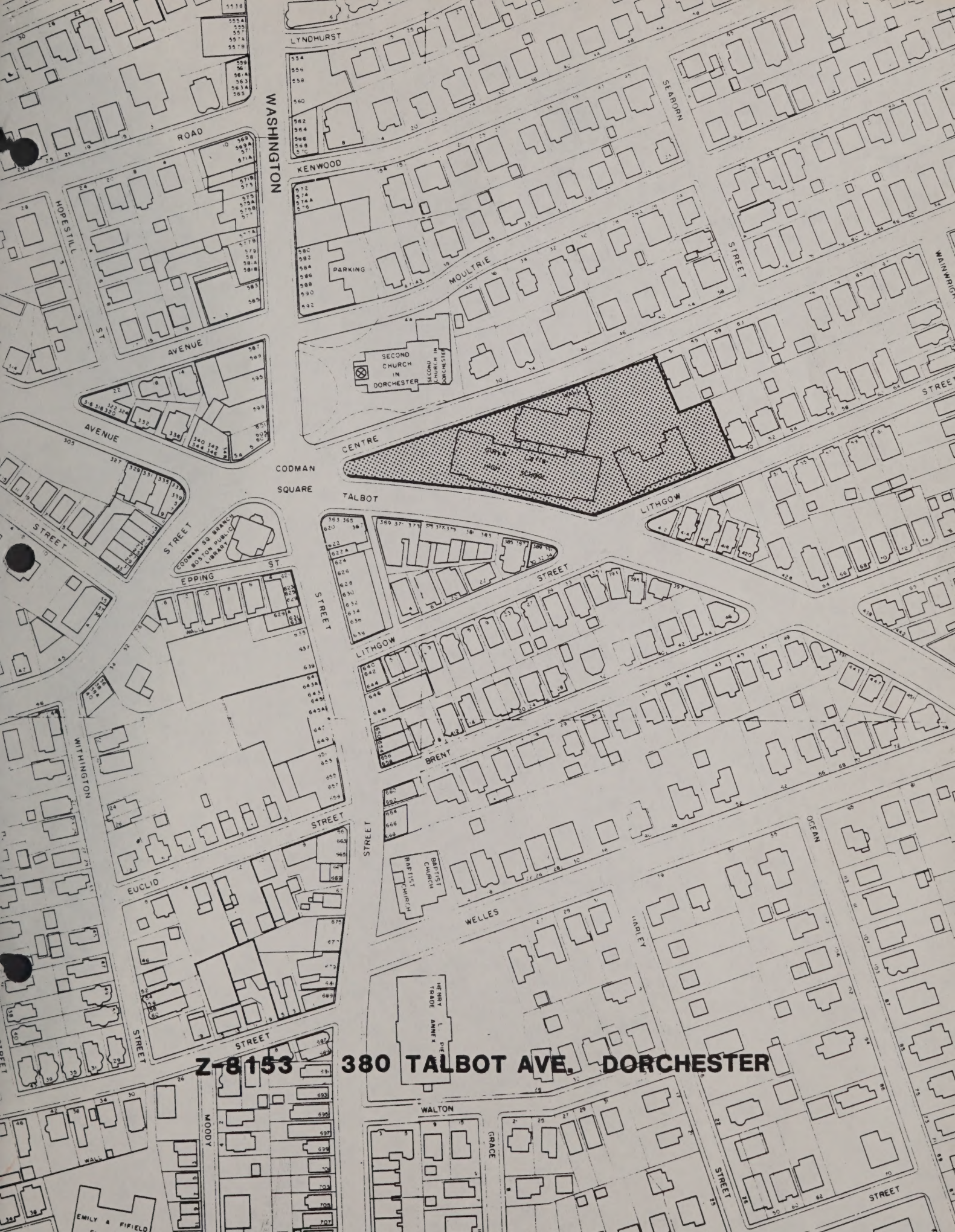
Site: Four-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from school to 58 apartments.

Violation(s): Insufficient lot area, open space and off-street parking.

VOTED: In reference to petition Z-8153, Latin Academy Associates, 380 Talbot Avenue, Dorchester, for three variances for change of occupancy from school to 58 apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Former Dorchester High School for Girls and most recently Girls' Latin Academy located in Codman Square will be converted to provide much needed subsidized housing for low- and moderate-income persons. Facade and character of the historic structure will be preserved. Sixty off-street parking spaces will be provided on site. Petitioner has reviewed plans with Authority and community.



WASHINGTON

LYNDHURST

KENWOOD

SAUBORN

STREET

ROAD

AVENUE

AVENUE

STREET

STREET

COOMAN BOY PUBLIC LIBRARY

COOMAN SQUARE

CENTRE

TALBOT

LITHGOW

STREET

LITHGOW

STREET

BRENT

STREET

BAPTIST CHURCH

WELLES

OCEAN

LIBERTY

WALTON

GRACE

STREET

STREET

Z-8153

380 TALBOT AVE. DORCHESTER

Board of Appeal Referrals

11/7/85

Hearing: 11/19/85

Z-8165
Russell J. Vasseur
720 Columbia Road
Dorchester

Site: 2½-story structure

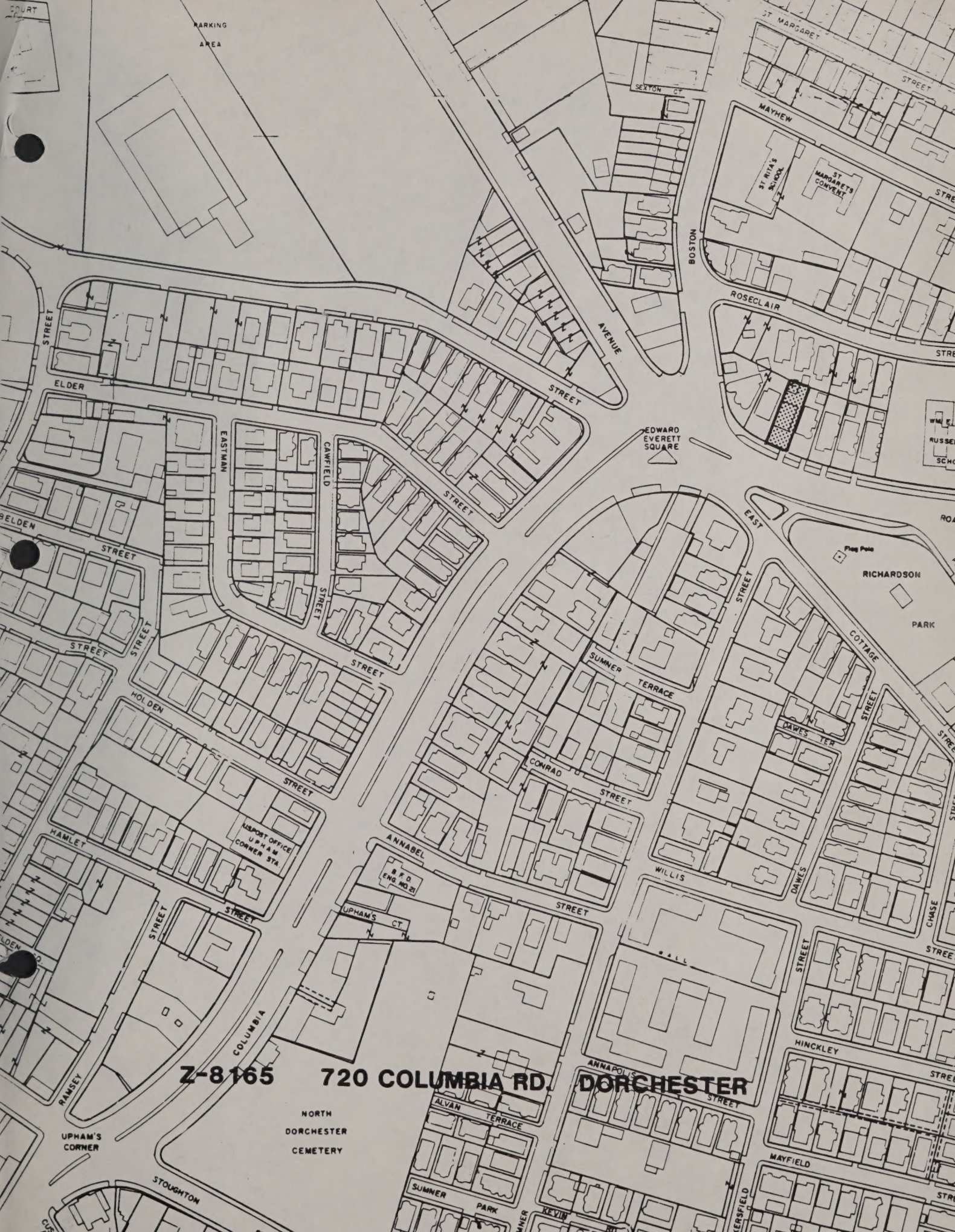
District(s): Apartment (H-1-50) and General business (B-1)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-8165, Russell J. Vasseur, 720 Columbia Road, Dorchester, for forbidden use and variance for change of occupancy from one- to two-family dwelling in an apartment (H-1-50) and general business (B-1) districts, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Apartment will accommodate petitioner's parents, one of whom is handicapped and in need of constant care.



Z-8165

720 COLUMBIA RD.

DORCHESTER

NORTH
DORCHESTER
CEMETERY

